

M I N U T E S

GARDEN GROVE PLANNING COMMISSION

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
NOVEMBER 4, 2004

CALL TO ORDER: The 6:30 p.m. work session of the Planning Commission in the Founders Room of the Community Meeting Center was canceled.

PRESENT: None.

ABSENT: CHAIR JONES, VICE CHAIR CALLAHAN, COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER, AND NGUYEN

CALL TO ORDER: The regular meeting of the Planning Commission was called to order at 7:00 p.m. in the Council Chambers of the Community Meeting Center.

PRESENT: CHAIR JONES, VICE CHAIR CALLAHAN, COMMISSIONERS BARRY, BUTTERFIELD, HUTCHINSON, KELLEHER

ABSENT: Commissioner Nguyen.

ALSO PRESENT: Doug Holland, Deputy City Attorney; Susan Emery, Community Development Director; Karl Hill, Senior Planner; Noemi Bass, Assistant Planner; Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance to the Flag of the United States of America was led by Commissioner Butterfield and recited by those present in the Chamber.

ORAL COMMUNICATION: None.

APPROVAL OF MINUTES: Commissioner Butterfield moved to approve the Minutes of October 21, 2004, seconded by Commissioner Hutchinson. The motion carried with the following vote:

AYES:	COMMISSIONERS:	BARRY, BUTTERFIELD, CALLAHAN, HUTCHINSON, JONES, KELLEHER
NOES:	COMMISSIONERS:	NONE
ABSENT:	COMMISSIONERS:	NGUYEN

PUBLIC

HEARING: NEGATIVE DECLARATION
AMENDMENT NO. A-117-04
APPLICANT: CITY OF GARDEN GROVE
LOCATION: CITYWIDE
DATE: NOVEMBER 4, 2004

REQUEST: To amend Title 9 of the Garden Grove Municipal Code, Section 9.12.120.C.2 for Planned Unit Developments. This amendment will eliminate the minimum lot size requirement for Residential Planned Unit Developments.

No action was taken as Amendment No. A-117-04 was withdrawn.

ITEM FOR
CONSIDERATION: RENOVATION OF EXTERIOR BUILDING FACADES
APPLICANT: KAMALI
LOCATION: SOUTHWEST CORNER OF BROOKHURST STREET AND CHAPMAN AVENUE
AT 12031, 12055 AND 12125 BROOKHURST STREET, APN NOS. 133-111-
04, 06, AND 51.
DATE: NOVEMBER 4, 2004

REQUEST: To renovate the exterior building facades of commercial buildings located at the southwest corner of Brookhurst Street and Chapman Avenue. The project is in the Brookhurst-Chapman Specific Plan, Brookhurst-Chapman Commercial zone.

Staff report was reviewed and recommended approval.

Commissioner Kelleher asked staff if there would be new tenants. Staff replied that the representative would be able to respond to the question; however, a computer trade school will occupy the space above the cosmetology school toward the rear of the project.

Chair Jones asked staff for clarification of the signage at the Brookhurst entrance. Staff replied that the existing space frame sign would be removed and a pylon sign would be installed to give the center a new, commercial appearance.

Chair Jones opened the public hearing to receive testimony in favor of or in opposition to the request.

Ms. Krista Czaplá, of Perkowitz & Ruth Architects, approached the Commission and stated that Mr. John Kamali has the information on tenant leasing matters. Ms. Czaplá also commented on the project's new entrances, pedestrian plazas and water features.

Chair Jones asked for clarification regarding the Sav-on and Von's stores participation in the project. Ms. Czaplá stated that Sav-on and Von's are not part of this submittal.

Commissioner Hutchinson commented that the project looked great and asked when the construction would start. Ms. Czaplá stated that an approval from the Planning Department was required to start construction.

There being no further comments, the public portion of the hearing was closed. No action was taken.

MATTERS
FROM

COMMISSIONERS: Commissioner Butterfield commented that she was pleased with Public Works sidewalk clean-up effort.

MATTERS
FROM STAFF:

Staff presented a New Housing Construction five-year update with regard to the City of Garden Grove's compliance with the goals outlined in the Housing Element of the General Plan.

Staff also presented an overview of commercial and residential complaints received by Code Enforcement during the last five years. Statistics provided included the types of complaints, and the number of new, cleared and pending cases.

ADJOURNMENT: The meeting was adjourned at 8:00 p.m.

JUDITH MOORE
Recording Secretary